



To the Honorable Council  
City of Norfolk, Virginia

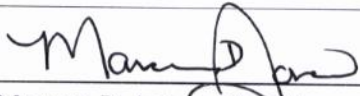
February 9, 2016

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Special Exception to operate an entertainment establishment with alcoholic beverages  
– Juicebar Juices, Inc.**

Reviewed:   
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 2/6

Approved:   
Marcus D. Jones, City Manager

Item Number: **R-11**

- I. **Staff Recommendation: Approval.**
- II. **Commission Action:** By a vote of **7 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Special Exception to operate an entertainment establishment with alcoholic beverages
- IV. **Applicant:** Juicebar Juices, Inc.
- V. **Description:**
  - This property is located on the northeast corner of East Tazewell Street and Granby Street
  - Granting this request will allow an existing entertainment establishment, Juicebar Juices, to serve alcoholic beverages to its patrons.
  - Juicebar Juices was previously granted a special exception for an entertainment establishment with alcoholic beverages in 2014.
  - The applicant proposes to maintain the same capacity and entertainment options as before, but will modify hours of operation to open earlier.

Staff point of contact: Chris Blough at 664-6771, [Christopher.blough@norfolk.gov](mailto:Christopher.blough@norfolk.gov)

**Attachments:**

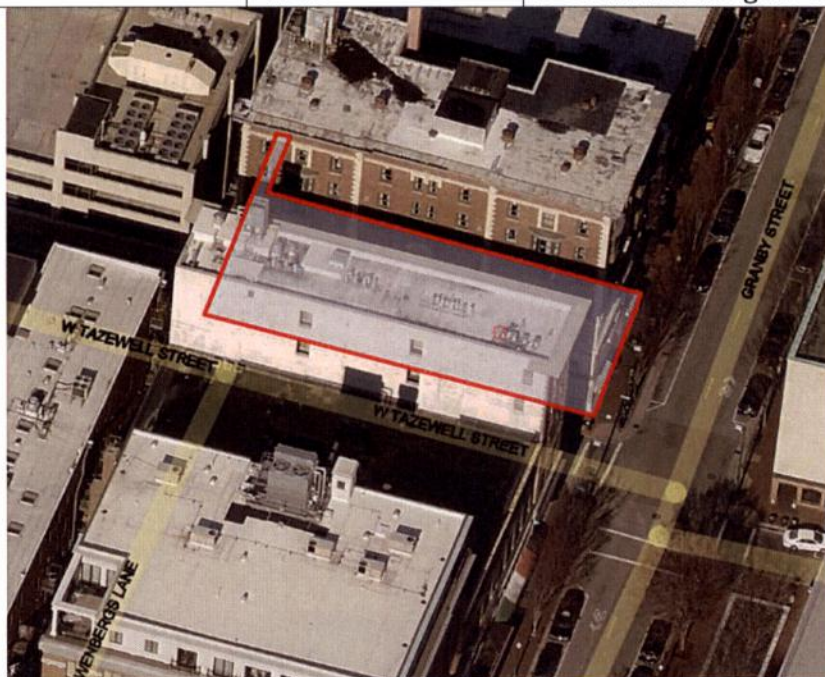
- Staff Report to CPC dated January 28, 2015 with attachments
- Proponents and Opponents
- Ordinance

**Planning Commission Public Hearing: January 28, 2016**

Executive Secretary: George M. Homewood, AICP, CFM

Planner: Chris Blough

<b>Staff Report</b>	<b>Item No. 15</b>	
<b>Address</b>	<b>245 Granby Street, Suite 247</b>	
<b>Applicant</b>	<b>Juicebar Juices, Inc.</b>	
<b>Request</b>	<b>Special Exception</b>	<b>Entertainment establishment</b>
<b>Property Owner</b>	245 Granby Street, LLC	
<b>Site Characteristics</b>	<b>Building Area/Space</b>	7,350 sq. ft./1,924 sq. ft.
	<b>Zoning</b>	D-3 (Freemason/Granby Conservation and Mixed Use District) and HO-D (Downtown Historic Overlay District)
	<b>Future Land Use Map</b>	Downtown
	<b>Neighborhood</b>	Downtown
	<b>Character District</b>	Downtown
<b>Surrounding Area</b>	<b>North</b>	D-3: Ciniva Web Agency
	<b>East</b>	D-3: Tap It Local
	<b>South</b>	D-3: Brick Anchor Brew House
	<b>West</b>	D-3: Harbor Heights Condo Building





#### A. Summary of Request

- This property is located on the northeast corner of East Tazewell Street and Granby Street
- Granting this request will allow an existing entertainment establishment, Juicebar Juices, to serve alcoholic beverages to its patrons.
- Juicebar Juices was previously granted a special exception for an entertainment establishment with alcoholic beverages in 2014.
- The applicant proposes to maintain the same capacity and entertainment options as before, but will modify hours of operation to open earlier.

#### B. Plan Consistency

The proposed special exception is consistent with *plaNorfolk2030*, which designates this site as downtown.

#### C. Zoning Analysis

##### i. General

- The site is located in the D-3 district, which permits the proposed use by special exception.

	Prior	Proposed
Hours of Operation and Hours	10:00 a.m. until 2:00 a.m., Seven Days a Week	8:00 a.m. until 2:00 a.m., Seven Days a Week
Hours for the Sale of Alcoholic Beverages	N/A	10:00 a.m. until 2:00 a.m., Seven Days a Week
Capacity	31 seats indoors 0 seats outdoors 91 total capacity	Same
Entertainment	<ul style="list-style-type: none"><li>• 3 member live band</li><li>• Karaoke</li><li>• Comedian</li><li>• Poetry reading</li><li>• Open microphone</li></ul>	Same

- Special Exception history:

City Council Approval	Applicant	Request
2014	Juicebar Juices Inc	Entertainment Establishment (without alcohol)
Pending	Juicebar Juices Inc	Entertainment Establishment (with alcohol)

ii. Parking

The site is located within the D-3 zoning district, which does not require off-street parking.

iii. Flood Zone

The property is located in the X Flood Zone, which is a low-risk flood zone.

**D. Transportation Impacts**

- Institute of Transportation Engineers figures calculate forecast travel for restaurants based upon the total seating of an establishment.
- Since no increase in indoor seating is being proposed for the site, no additional trips are projected.

**E. Historic Resources Impacts**

- The building is located within the Downtown Historic Overlay District and is a contributing structure within a federal and state designated historic district.
- Any modifications to the exterior of the building shall be subject to the Architectural Review Board for review and approval.

**F. Public Schools Impacts**

This site is located within the Tidewater Park Elementary School, Blair Middle School, and Maury High School Attendance Zones.

**G. Environmental Impacts**

- There are currently no opportunities for landscaping site improvements to this existing site.
  - There were 25 calls for service over the past year for this site, with no arrests made.

**H. Surrounding Area/Site Impacts**

By requiring this use to conform to the conditions listed below, the proposed entertainment establishment should not have a negative effect on the surrounding neighborhood.

**I. Payment of Taxes**

The owner of the property is current on all real estate taxes.

**J. Civic League**

The application was sent to Downtown Norfolk Council and Downtown Norfolk Civic League on December 16.

**K. Communication Outreach/Notification**

- Legal notice was posted on the property on December 15.
- Letters were mailed to all property owners within 300 feet of the property on January 15.
- Legal notification was placed in *The Virginian-Pilot* on January 14 and January 21.



#### L. Recommendation

Staff recommends that the special exception request be **approved** subject to the conditions shown below:

- (a) The hours of operation for the establishment shall be limited to 8:00 a.m. until 2:00 a.m., seven days a week. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The hours for the sale of alcoholic beverages and for entertainment shall be limited to 10:00 a.m. until 2:00 a.m., seven days a week.
- (c) The seating for the establishment shall not exceed 31 seats indoors, no seats outdoors, and the total occupant capacity, including employees, shall not exceed 91 people.
- (d) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation or management of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier. Notwithstanding the above, no violation of this condition shall be deemed to have occurred if the only change in management is a result of one or more of the members of the management team identified in the Description of Operations ceasing to work at the establishment.
- (e) Entertainment shall be limited to live bands having no more than 3 members, karaoke, comedians, open microphone, and poetry reading. No other form of entertainment is permitted.
- (f) There shall be no dancing and no dance floor provided.
- (g) The layout of the establishment shall adhere to the specifications of the floor plans attached hereto and marked as "Exhibit B."
- (h) No door to the establishment which opens onto or faces a public right-of-way shall be propped open during any time that entertainment is being provided.
- (i) The establishment shall maintain a current, active business license at all times while in operation.
- (j) The establishment shall remain current on all food and beverages taxes and

business personal property taxes which may become due while it is in operation.

- (k) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (l) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- (m) The establishment shall maintain a designated driver program which shall provide, at minimum, that designated drivers may be served non-alcoholic beverages at no charge. The establishment shall describe the program in writing and its availability shall be made known to patrons via either a printed card placed on each table and on the bar or a description printed on the menu.
- (n) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (o) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this special exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new special exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (p) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (q) Neither the establishment nor any portion of it shall be leased, let, or used



by any third party to stage an event for profit. No outside promoter shall be permitted to use, operate, rent, or host any event on the premises.

- (r) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the establishment is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.
- (s) In addition to the ABC manager or supervisor the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.
- (t) The establishment manager shall notify the Commissioner of the Revenue no less than 72 hours prior to the commencement of any event at which a cover charge is to be collected.
- (u) A binder or folder containing documentation relating to the operation of the establishment shall be kept on the premises at all times and shall be produced upon request made by any person. For purposes of this section, the documentation relating to the operation of the establishment shall include copies of the following:
  - (1) This special exception;
  - (2) Any ABC license(s);
  - (3) Any occupancy permit(s);
  - (4) Certifications of all persons who work on the premises as a security guard;
  - (5) All fire code certifications, including alarm and sprinkler inspection records;
  - (6) Any health department permit(s);
  - (7) The emergency action plan required under the Fire Prevention Code;
  - (8) The names, addresses, and phone numbers of all persons who manage or supervise the establishment at any time;
  - (9) The establishment's designated driver program; and

(10) The establishment's Security Plan.

- (v) The business shall provide in-house security or retain the services of a licensed security firm to provide security services at a rate of one security guard per 50 guest occupants on the property whenever occupancy shall exceed 68 people or when otherwise required by at least 36 hours prior written notice of the Fire Marshal, Chief of Police, or any designee of either. After 8:00 p. m. each Friday and Saturday as well as during special events, a security supervisor certified either in the Responsible Hospitality Training course offered by the City of Norfolk or in accordance with the requirements of the Virginia Department of Criminal Justice Services shall be present on the property.
- (w) The written security plan submitted to the City as part of the application for this special exception and on file with the Department of Planning shall remain in full force and effect at all times while the establishment is in operation.

**Attachments:**

Location Map

Zoning Map

1000' radii map of similar ABC establishments and Norfolk Public Schools

Application

Notice to the Downtown Norfolk Council and Downtown Norfolk Civic League



## **Proponents and Opponents**

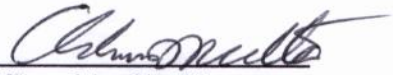
### **Proponents**

Jodie Wilson (Applicant)  
9637 Capeview Avenue  
Norfolk, VA 23503

Rick Henn  
1400 Granby Street  
Norfolk, VA 23510

### **Opponents**

Form and Correctness Approved: 

By   
Office of the City Attorney

NORFOLK, VIRGINIA

60  
Contents Approved:

By   
DEPT.

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## ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION AUTHORIZING THE OPERATION OF AN ENTERTAINMENT ESTABLISHMENT WITH ALCOHOLIC BEVERAGES KNOWN AS "JUICEBAR JUICES" ON PROPERTY LOCATED AT 245 GRANBY STREET, SUITE 247.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to Juice Bar Juices, Inc. authorizing the operation of an entertainment establishment with alcoholic beverages named "Juicebar Juices" on property located at 245 Granby Street, Suite 247. The property which is the subject of this Special Exception is more fully described as follows:

Property fronts 57 feet, more or less, along the western line of Granby Street and 120 feet, more or less, along the northern line of West Tazewell Street; premises numbered 245 Granby Street, Suite 247.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the establishment shall be limited to 8:00 a.m. until 2:00 a.m. the following morning, seven days per week. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The hours for the sale of alcoholic beverages and for entertainment shall be limited to 10:00 a.m. until 2:00 a.m. the following morning, seven days per week.
- (c) The seating for the establishment shall not exceed 31 seats indoors, no seats outdoors, and the total occupant capacity, including employees, shall not exceed 91 people.



- (d) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation or management of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier. Notwithstanding the above, no violation of this condition shall be deemed to have occurred if the only change in management is a result of one or more of the members of the management team identified in the Description of Operations ceasing to work at the establishment.
- (e) Entertainment shall be limited to live bands having no more than three (3) members, karaoke, comedians, open microphone, and poetry reading. No other form of entertainment is permitted.
- (f) There shall be no dancing and no dance floor provided.
- (g) The layout of the establishment shall adhere to the specifications of the floor plans attached hereto and marked as "Exhibit B."
- (h) No door to the establishment which opens onto or faces a public right-of-way shall be propped open during any time that entertainment is being provided.
- (i) The establishment shall maintain a current, active business license at all times while in operation.
- (j) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (k) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.

- (l) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so as to keep such areas free of litter, refuse, and both solid and liquid waste.
- (m) The establishment shall maintain a designated driver program which shall provide, at minimum, that designated drivers may be served non-alcoholic beverages at no charge. The establishment shall describe the program in writing and its availability shall be made known to patrons via either a printed card placed on each table and on the bar or a description printed on the menu.
- (n) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (o) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this special exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new special exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (p) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.



- (q) Neither the establishment nor any portion of it shall be leased, let, or used by any third party to stage an event for profit. No outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (r) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the establishment is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.
- (s) In addition to the ABC manager or supervisor the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.
- (t) The establishment manager shall notify the Commissioner of the Revenue no less than 72 hours prior to the commencement of any event at which a cover charge is to be collected.
- (u) A binder or folder containing documentation relating to the operation of the establishment shall be kept on the premises at all times and shall be produced upon request made by any person. For purposes of this section, the documentation relating to the operation of the establishment shall include copies of the following:
  - (1) This special exception;
  - (2) Any ABC license(s);
  - (3) Any occupancy permit(s);
  - (4) Certifications of all persons who work on the premises as a security guard;

- (5) All fire code certifications, including alarm and sprinkler inspection records;
  - (6) Any health department permit(s);
  - (7) The emergency action plan required under the Fire Prevention Code;
  - (8) The names, addresses, and phone numbers of all persons who manage or supervise the establishment at any time;
  - (9) The establishment's designated driver program; and
  - (10) The establishment's Security Plan.
- (v) The business shall provide in-house security or retain the services of a licensed security firm to provide security services at a rate of one security guard per 50 guest occupants on the property whenever occupancy shall exceed 69 people or when otherwise required by at least 36 hours prior written notice of the Fire Marshal, Chief of Police, or any designee of either. After 8:00 p.m. each Friday and Saturday as well as during special events, a security supervisor certified either in the Responsible Hospitality Training course offered by the City of Norfolk or in accordance with the requirements of the Virginia Department of Criminal Justice Services shall be present on the property.
- (w) The written security plan submitted to the City as part of the application for this special exception and on file with the Department of Planning shall remain in full force and effect at all times while the establishment is in operation.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted general plan and with the general and specific purposes for which this ordinance was enacted and



for which the regulations of the district in question were established;

- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;

- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That the Special Exception granted hereby amends the previously granted special exception permitting an entertainment establishment with no alcoholic beverages on this property, adopted on October 14, 2014 (Ordinance No. 45,712). All provisions and conditions previously approved are entirely superseded by the terms of this Special Exception.

Section 5:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENTS:

Exhibit A (4 pages)

Exhibit B (1 page)





**EXHIBIT "A"**  
**Description of Operations**  
**Entertainment Establishment**  
**(Please Print)**

Date 12/1/15

Trade name of business Juicebar Juices

Address of business 245 GRANBY ST

Name(s) of business owner(s)\* Jodie Wilson / Joseph WRIGHT - Juicebar Juices INC

Name(s) of property owner(s)\* Buddy CADAMS

Name(s) of business manager(s)/operator(s) Jodie Wilson Joseph WRIGHT

Daytime telephone number (347) 828-4081

\*If business or property owner is a partnership, all partners must be listed.

\*If business or property owner is an LLC or Corporation, all principals must be listed.

**1. Proposed Hours of Operation:**

<u>Facility</u>	<u>Alcoholic Beverage Sales and Entertainment</u>
Weekday From <u>8am</u> To <u>2am</u>	Weekday From <u>10am</u> To <u>2am</u>
Friday From <u>8am</u> To <u>2am</u>	Friday From <u>10am</u> To <u>2am</u>
Saturday From <u>8am</u> To <u>2am</u>	Saturday From <u>10am</u> To <u>2am</u>
Sunday From <u>8am</u> To <u>2am</u>	Sunday From <u>10am</u> To <u>2am</u>

**2. Type of ABC license applied for (check all applicable boxes):**

☒ On-Premises      ☐ Off-Premises (second application required)

**3. Type of alcoholic beverage applied for:**

☒ Beer      ☒ Wine      ☒ Mixed Beverage

**DEPARTMENT OF CITY PLANNING**  
 810 Union Street, Room 508  
 Norfolk, Virginia 23510  
 Telephone (757) 664-4752 Fax (757) 441-1569  
(Revised January 2015)

Exhibit A – Page 2  
Entertainment Establishment

4. Will video games, pool tables, game boards or other types of games be provided?  
☐ Yes (If more than 4, additional application required) ☒ No

4a. If yes, please describe type and number of each game to be provided:

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5. Will patrons ever be charged to enter the establishment?  
☒ Yes ☐ No

5a. If yes, why:

SPECIAL EVENTS  
TO CATER EVENT COST

- 5b. Which days of the week will there be a cover charge (circle all applicable days):

Monday	Tuesday	Wednesday	Thursday	Friday
Saturday	Sunday			

6. Will the facility or a portion of the facility be available for private parties?  
☒ Yes ☐ No

6a. If yes, explain:

SPACE IS AVAILABLE FOR SPECIAL EVENTS

7. Will a third party (promoter) be permitted to lease, let or use the establishment?  
☐ Yes ☒ No

7a. If yes, explain:

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8. Will there ever be a minimum age limit?  
☐ Yes ☒ No




**Exhibit A – Page 3**  
**Entertainment Establishment**

9. Additional comments/description/operational characteristics or prior experience:

HAVE BEEN OPEN FOR 18 MONTHS

Note: If smoking is permitted, then floor plans must be submitted showing all necessary building requirements for such facility

  
**Signature of Applicant**

## Exhibit A – Floor Plan(s) Worksheet Entertainment Establishment

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
  - Tables/seats
  - Restroom facilities
  - Bar
  - Ingress and egress
  - Standing room
  - Disc Jockey/Band/Entertainment area)
  - Outdoor seating
  - Total maximum capacity (including employees)

### 1. Total capacity

#### a. Indoor

Number of seats (not including bar seats)

Number of bar seats

Standing room

25  
6  
57 WITHOUT BAND  
54 WITH BAND

#### b. Outdoor

Number of seats

X

#### c. Number of employees

3

### Total Occupancy

(Indoor/Outdoor seats, standing room and employees) = 91

### 2. Entertainment

List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

OPEN MICROPHONE

### 3. Will a dance floor be provided?

☒ Yes ☒ No

#### 3a. If yes,

Square footage of establishment 1924

Square footage of dance floor 100

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

### DEPARTMENT OF CITY PLANNING

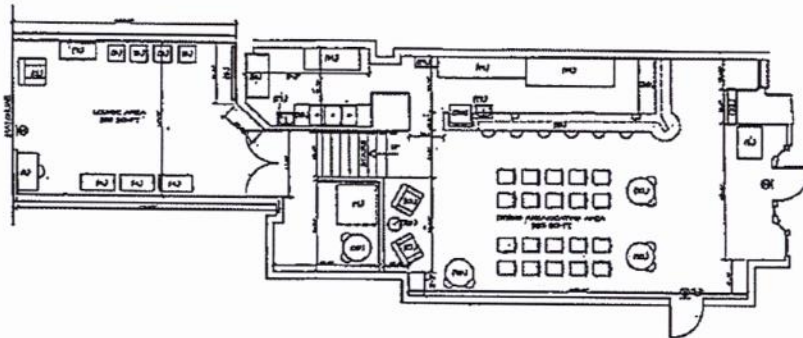
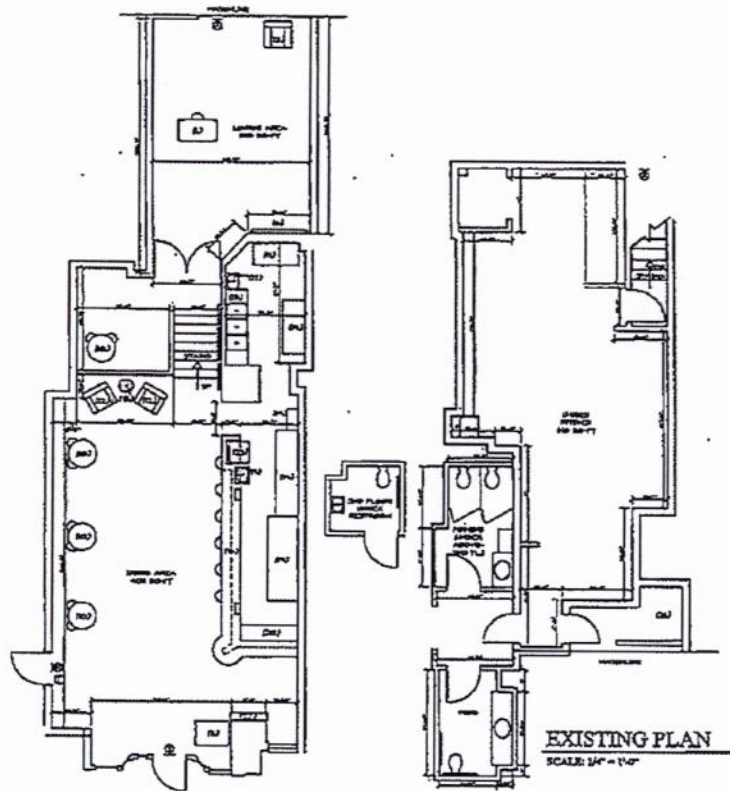
810 Union Street, Room 508

Norfolk, Virginia 23510

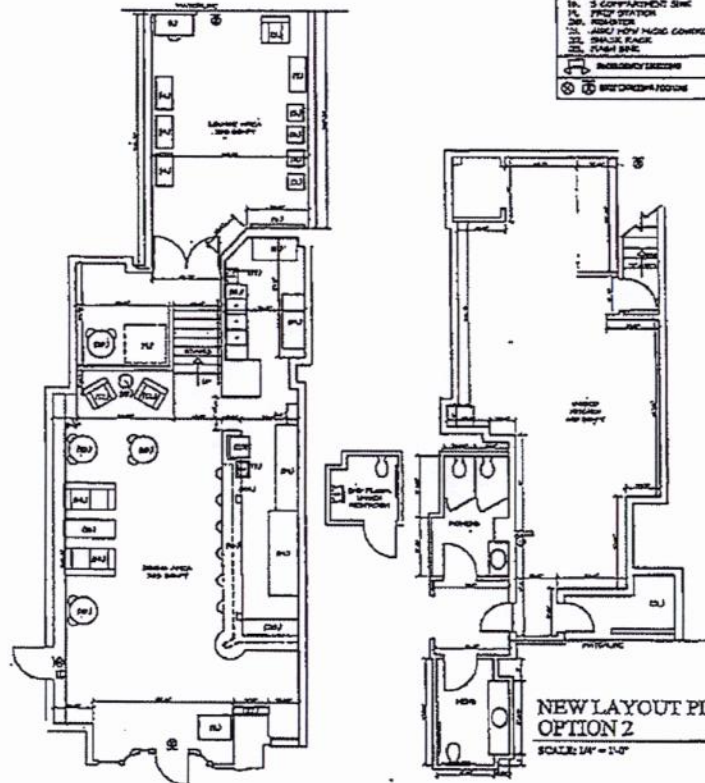
Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January 2015)





**NEW LAYOUT PLAN OPTION 1**  
SCALE: 1/8" = 1'-0"



NEW LAYOUT PLAN  
OPTION 2  
SCALE: 1/4" = 1'-0"

[illegible]

JUICE BAR JUICES  
 245 GRANBY STREET  
 NORFOLK VA 23510

DAVID  
DAVE & DORIAN RIVER RD  
NEWPORT VA 23083



<u>REVISIONS</u>	
<u>Nº</u>	<u>DATE DESCRIPTION</u>

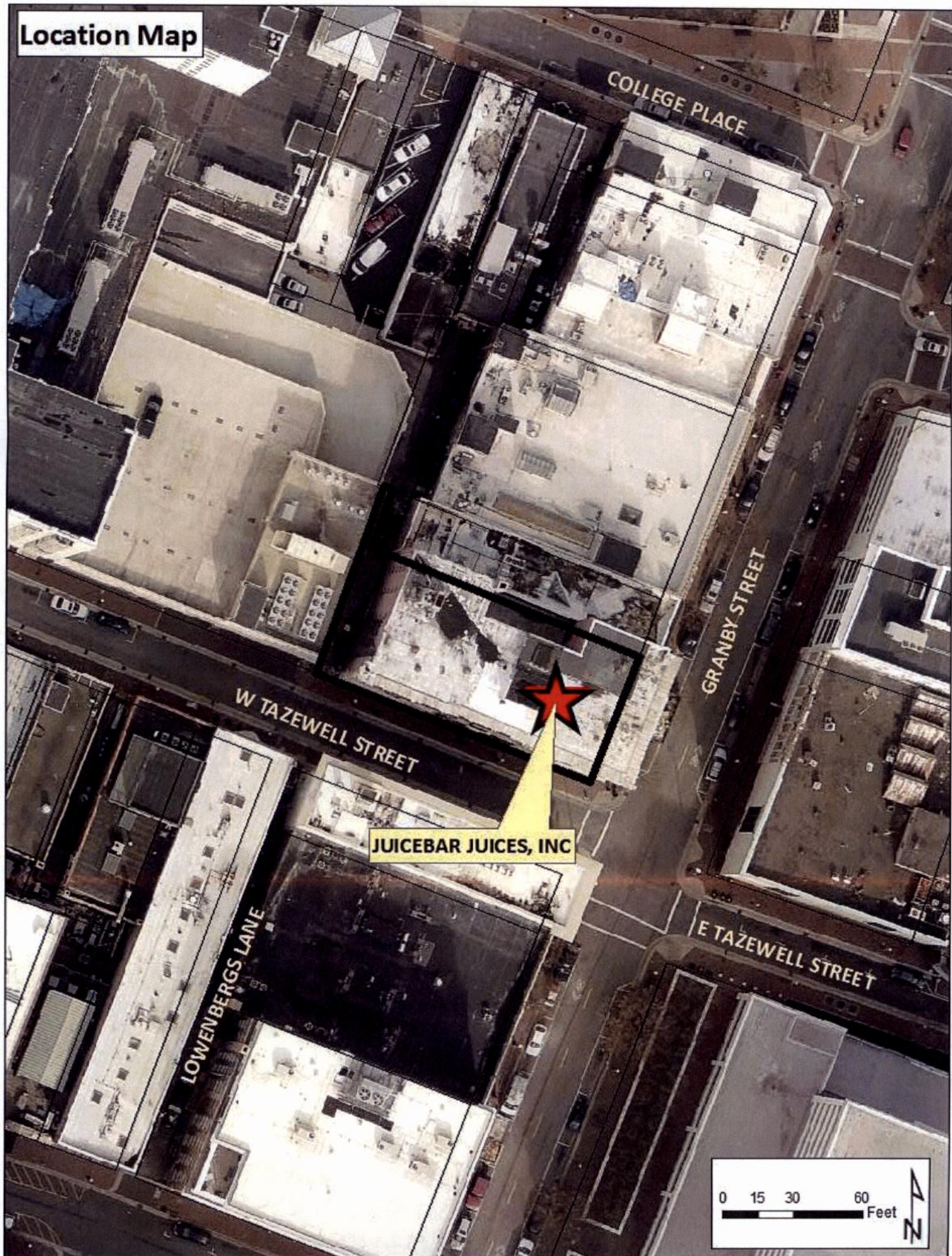
TITLE  
EXISTING AND  
NEW LAYOUT PLAN

DATE: AUGUST 28, 2016+  
DRAWN BY: P & VELAS  
CHECKED BY: JAHM  
SHEET

A-1.0



Location Map





# Zoning Map

D-3

MADISON MEWS

D-3

COLLEGE PLACE

D-3

BOUSH STREET

COLLEGE PLACE

D-3

D-3

JUICEBAR JUICES, INC

MARKET STREET

GRANBY STREET

D-3

W TAZEWELL STREET

D-3

BOUSH STREET

D-3

E TAZEWELL STREET

BROOKE AVENUE

D-3

MCCULLOUGH'S LANE

D-3

D-3

MONTICELLO AVENUE  
MONTICELLO AVENUE

D-2

W CITY HALL AVENUE

D-2

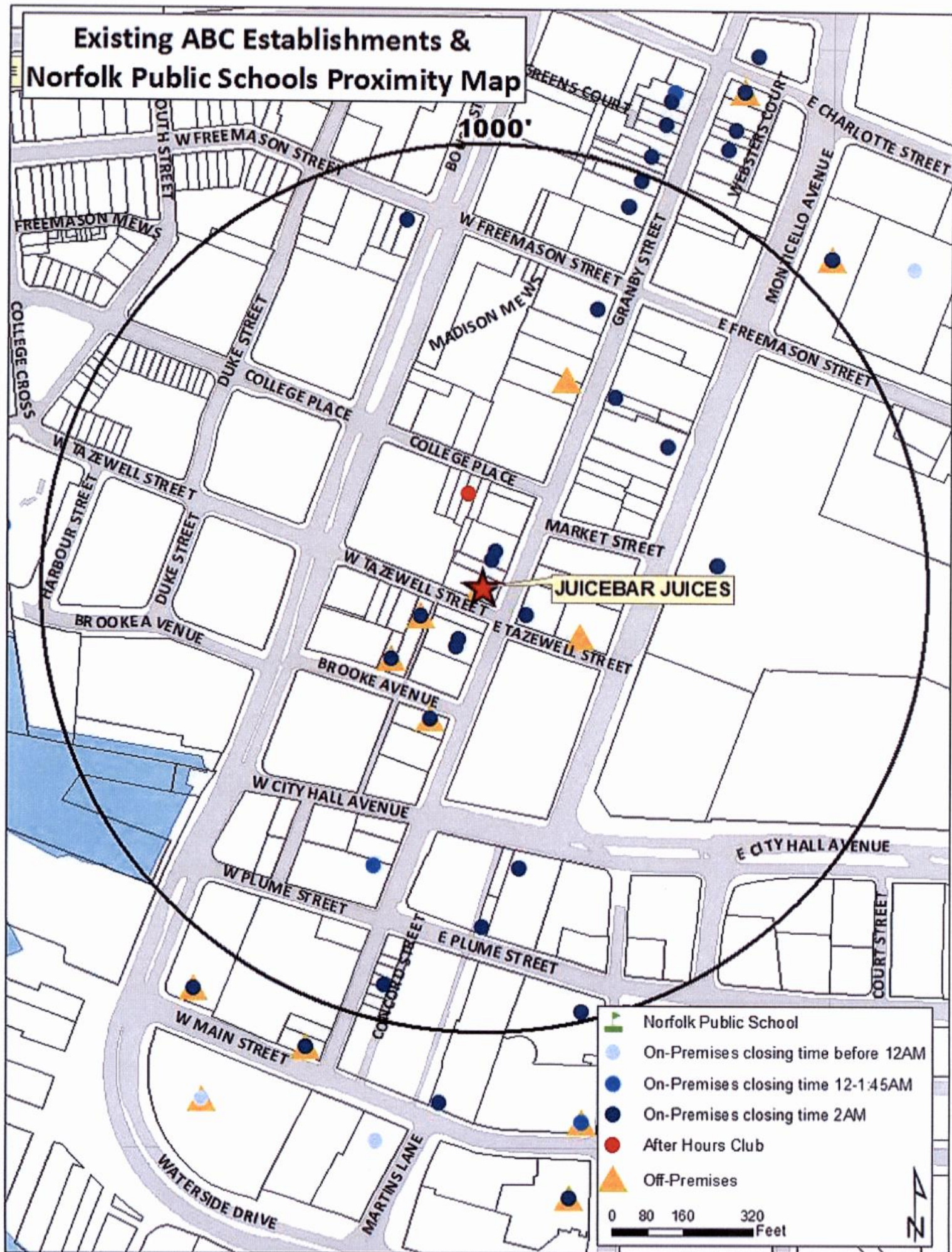
D-2

0 30 60 120 Feet





# Existing ABC Establishments & Norfolk Public Schools Proximity Map







**APPLICATION  
ADULT USE SPECIAL EXCEPTION  
ENTERTAINMENT ESTABLISHMENT  
(Please Print)**

Date 12/1/15

**DESCRIPTION OF PROPERTY**

Address 245 GRANBY ST.

Existing Use of Property Juicebar

Proposed Use Juice bar

Current Building Square Footage 1924

Proposed Building Square Footage SAME

Trade Name of Business (If applicable) Juicebar Juices INC.

**APPLICANT**

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) Wilson (First) Jodie (MI) F

Mailing address of applicant (Street/P.O. Box): ~~3877 Holland Rd~~ 245 GRANBY ST

(City) Norfolk (State) VA (Zip Code) 23510

Daytime telephone number of applicant (~~347~~) 347 828 4081 Fax ( ) \_\_\_\_\_

E-mail address of applicant: JuicebarJuices@gmail.com

**DEPARTMENT OF CITY PLANNING**

810 Union Street, Room 508  
Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569  
(Reduced January 2015)

Application  
Entertainment Establishment  
Page 2

**AUTHORIZED AGENT (if applicable)**

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) HENK (First) Rick (MI) J

Mailing address of applicant (Street/P.O. Box): 1400 Granby St 407

(City) NORFOLK (State) VA (Zip Code) 23510

Daytime telephone number of applicant ( ) 615-6905 Fax ( ) \_\_\_\_\_

E-mail address of applicant: \_\_\_\_\_

**PROPERTY OWNER**

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) Gardner (First) Buddy (MI) \_\_\_\_\_

Mailing address of property owner (Street/P.O. box): 407 Granby St

(City) NORFOLK (State) VA (Zip Code) 23510

Daytime telephone number of owner ( ) \_\_\_\_\_ email: \_\_\_\_\_

**CIVIC LEAGUE INFORMATION**

Civic League contact: \_\_\_\_\_

Date(s) contacted: \_\_\_\_\_

Ward/Super Ward information: \_\_\_\_\_



REQUIRED ATTACHMENTS

**CERTIFICATION**

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Frank Gadsome Sign: [Signature] 12 1 15  
(Property Owner or Authorized Agent of Signature) (Date)

Print name: Jodie Wilson Sign: [Signature] 11/11/15  
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: Rick Henry Sign: [Signature] 11/11/15  
(Authorized Agent Signature) (Date)

**Security Plan  
of  
Joseph Wright  
for  
Juice Bar Juices  
245 Granby Street  
Norfolk, VA 23510**

**Definition of "Security"**

1. Freedom from worry, risk, danger, anxiety, or doubt; safety
2. Precautions taken to guard against attack or crime.

**Goals:**

- To create a safe and secure work environment for all personnel, employees and customers, entering and leaving Juice Bar Juices
- To provide a method of preventative measures to resolve any dangerous situations which could result in injury within Juice Bar Juices
- The Juice Bar Juices staff will provide the assertive presence through the display of integrity and professionalism, while carrying out their respective duties and responsibilities.
- To protect and promote the courteous, inviting, and hospitable character of the City of Norfolk.

**Features of the Plan:**

**Security Team:**

The nature of the security plan and its implementation will be executed by the Juice Bar Juices staff. The staff will ensure the goals of the security plan are carried out to their fullest extent when required to act.

**Rules and Regulations:**

Juice Bar Juices staff is required to be 18 years of age, dress code is casual with a



Juice Bar Juices T-shirt and a visor or cap. While working, no controlled substances are carried on any of the staff.

**Access:**

Parking is temporary directly outside the Juice Bar Juices facility. Curb side drop off and pick up is the means of vehicular traffic. Most traffic flow is on foot.

**Integration:**

Juice Bar Juices will communicate with all neighboring businesses in any law enforcement situations and cooperate to the fullest extent with the police force.

**Uniform for Security Team**

The uniforms are the same as the uniforms the staff wears. The staff of Juice Bar Juices is who will act on and carry out the security plan. Their uniform consists of casual jeans, pants, or shorts, along with a Juice Bar Juices T-shirt and Juice Bar Juices logo visor or cap.

**Security Team:**

**Personnel:**

- Security Team Leader

**General Duties and Responsibilities:**

Each member of the security team will be trained to set up queuing in accordance through the city. All members will work together to maintain order within the facility and outside in the immediate surroundings as to prevent activity which would interfere with the peaceful atmosphere of the nearby property owners or leaseholders.

**Security Team Leader:**

- Enumerate each duty which falls within the role of this position.
- Liaison to state and city law enforcement officers and emergency responders.

**Communication:**

There are computers and telephones within the facility to allow security personnel to effectively communicate to the proper authorities related to the situation.

**Electronic Security:**

There are multiple cameras set up at various position and angles throughout the facility allowing full coverage against attack or crime in the facility. Cameras are placed above the register, near the door at the entrance, in the area behind the bar, in the back rooms of office and storage.

**Emergency Evacuation Plan:**

There is a back door exit through the back offices and kitchen leading in the alleyway with the dumpsters. In the event of an emergency that requires evacuation, the staff and any customers would be lead through the facility and out this back door to safety. Once outside and away from the immediate threat, people will be at least 100 feet away in all directions allowing emergency responders to enter onto the scene.



## Blough, Christopher

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**From:** Straley, Matthew  
**Sent:** Wednesday, December 16, 2015 12:03 PM  
**To:** 'dncl@welovenorfolk.org'; Miller, Mary  
**Cc:** Whibley, Terry; Winn, Barclay; Howard, Oneiceia; Blough, Christopher  
**Subject:** new Planning Commission application - 245 Granby Street, Suite 247  
**Attachments:** JuiceBarJuices.pdf

Mr. Murphy and Ms. Miller,

Attached please find the application for a special exception to operate an entertainment establishment with alcoholic beverages at 245 Granby Street, Suite 247.

The item is tentatively scheduled for the January 28, 2016 Planning Commission public hearing.

Should you have any questions, please e-mail or call *Chris Blough* at (757) 664-6771, [christopher.blough@norfolk.gov](mailto:christopher.blough@norfolk.gov)

Thank you.

**Matthew Straley**

GIS Technician II

Norfolk Department of City Planning

810 Union Street, Suite 508 | Norfolk, Virginia 23510

[Matthew.Straley@norfolk.gov](mailto:Matthew.Straley@norfolk.gov) | Tel: 757-664-4769 | Fax: 757-441-1569